



SEATTLE CITY COUNCIL
COMMITTEE ON THE BUILT ENVIRONMENT*
Wednesday, September 14, 2011
9:00 a.m.

*****SPECIAL MEETING*****

*****PLEASE NOTE TIME*****

Members: Sally J. Clark, Chair
Tim Burgess, Vice Chair
Sally Bagshaw, Member
Tom Rasmussen, Alternate

Staff: Jan Bultmann, Legislative Assistant
LaTonya Brown, Legislative Assistant
Dan Nolte, Legislative Assistant

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Location: Council Chamber, City Hall
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Seattle, WA, 98104

Committee Chair Telephone: 206-684-8802

Council Meeting Listen Line: 206-684-8566

Homepage: <http://www.seattle.gov/council/clark>

*This meeting also constitutes a meeting of the Full Council, provided that the meeting shall be conducted as a committee meeting under the Council Rules and Procedures, and Council action shall be limited to committee business.

PLEASE NOTE: ALL TIMES LISTED ARE ESTIMATED

Call to Order

1. **Chair's Report**
(5 minutes)
2. **Public Comment**
(10 minutes)
3. C.F. [309434](#) **University Christian Church Rezone**—Petition of Lynn Huff for the University Christian Church and the University Presbyterian Church to rezone approximately 129,300 sq.ft. of land at 4715 to 4735 15th Avenue Northeast from Lowrise 3 (L3) multifamily residential to Neighborhood Commercial 3 with a 65 foot height limit (NC3 65) (Project No. 3004384, Type IV).
BRIEFING, DISCUSSION AND POSSIBLE VOTE (10 minutes)

Presenter: Ketil Freeman, Council Central Staff

Supporting Documents:

- [Finding, Conclusions and Decision Option A](#)
- [Finding, Conclusions and Decision Option B](#)
- [Council Central Staff Memo 09-12-2011](#)

**Video
Archive:**

<http://www.seattlechannel.org/videos/watchVideos.asp?program=be>



The Council's Chambers and offices are physically accessible; translation services provided on request. Call 206-684-8888 (TDD: 206-233-0025) for further information.



4. C.B. [117235](#) **Pike-Pine Transfer of Development Potential**—Relating to land use and zoning; amending Sections 22.900G.010, 22.900G.015, 23.41.012, 23.47A.012, 23.73.009, 23.73.010, and 23.84A.038, and adding new Sections 23.73.005, 23.73.012, 23.73.014, 23.73.016, 23.73.018, and 23.73.024 to the Seattle Municipal Code, and amending the fee schedules for the Department of Neighborhoods and Office of Housing, in order to designate a Conservation Core area within the Pike/Pine Conservation Overlay District and to establish and administer a transfer of development potential program for the Conservation Overlay District to better preserve and enhance the character of the Pike/Pine neighborhood.
BRIEFING AND DISCUSSION (25 minutes)

Presenters: Dennis Meier, Department of Planning and Development; Ketil Freeman, Council Central Staff

Supporting Documents:

- [Pike-Pine COBE Memo 09-14-2011](#)
- [Pike-Pine 09-14-2011 Presentation](#)

5. **Incentive Zoning for Affordable Housing**—Relating to land use and zoning, establishing procedures for application of Incentive Provisions for affordable housing; amending sections 23.30.010; 23.34.008; 23.40.020; 23.45.502; 23.45.510; 23.47A.002; 23.47A.013; 23.58A.002; 23.86.018 and adding new Sections 23.58A.025; 23.58A.026, and 23.58A.028. Establishes a framework for implementing affordable housing incentive programs in residential urban villages, such as Roosevelt and the West Seattle Triangle.
BRIEFING AND DISCUSSION (15 minutes)

Presenters: Geoffrey Wentlandt, Department of Planning and Development; Laura Hewitt Walker, Office of Housing; Ketil Freeman, Council Central Staff

Supporting Documents:

- [IZ Framework 09-14-2011 Presentation](#)
- [IZ Framework Proposed Legislation](#)
- [IZ Framework Director's Report](#)

6. C.B. [117263](#) **Development Agreement Enabling Legislation**—Relating to land use and zoning, adding a new Section 23.61.016 to facilitate the use of development agreements authorized by RCW Chapter 36.70B for transit oriented development within the Capitol Hill Station Area Overlay District.
PUBLIC HEARING AND POSSIBLE VOTE (15 minutes)

Presenters: Ketil Freeman and Christa Valles, Council Central Staff

Supporting Document:

- [Council Central Staff Memo](#)

7. **General Lot Standards and Standards for Exceptions in Single Family Zones**—Related to land use and zoning, amending the Land Use Code to add general standards for the configuration of platted lots and standards for development on lots that qualify for exceptions to minimum lot area standards in single family zones.

BRIEFING AND DISCUSSION (15 minutes)

Presenters: Mike Podowski, Roberta Baker, and William Mills, Department of Planning and Development; Ketil Freeman, Council Central Staff

Supporting Document:

- [COBE Memo Lot Standards 09-11-2011](#)

8. **West Seattle Triangle Rezone**—Relating to land use and zoning, amending Seattle Municipal Code Section 23.47A.013, enacting new Section 23.47A.009, modifying development standards, and amending the Official Land Use Map Chapter 23.32, at pages 137 and 150 to rezone areas within the West Seattle Junction Hub Urban Village.

BRIEFING AND DISCUSSION (25 minutes)

Presenters: Susan McLain, Department of Planning and Development; Norm Schwab, Council Central Staff

Supporting Documents:

- [DPD West Seattle Triangle Exhibit](#)
- [DPD West Seattle Triangle ORD v2](#)
- [City Council Briefing 09-14-2011](#)

Adjournment